

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

65960-36720

Building Address 336 Yuma Ct.

No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945-244-00-243

Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 1280

Subdivision _____

Sq. Ft. of Lot / Parcel 1.95 ac.

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1780

OWNER INFORMATION:

Height of Proposed Structure 10'

Name Brad N & Cezanne Witsken

DESCRIPTION OF WORK & INTENDED USE:

Address 336 Yuma Ct.

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Garage - detached

City / State / Zip GJ CO 81503

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Cezanne E. Witsken

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 336 Yuma Ct

City / State / Zip GJ CO 81503

NOTES: _____

Telephone # 245 0662 W-2441012

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20' 25"</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5' 3"</u> from PL Rear <u>25' 5"</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cezanne Witsken Date 9-21-05

Department Approval C. Jaye Hall Date 9/21/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO-WTR/SWE-Change.

Utility Accounting [Signature] Date 9/21/05

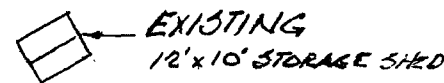
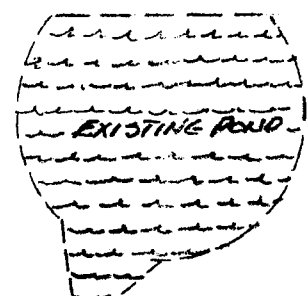
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *9/21/05*
Ray Hall
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

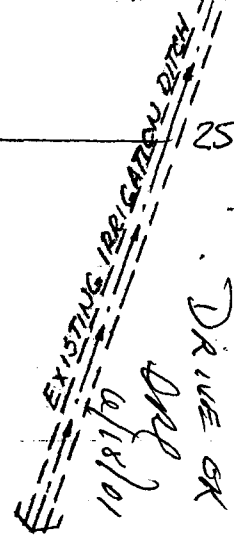
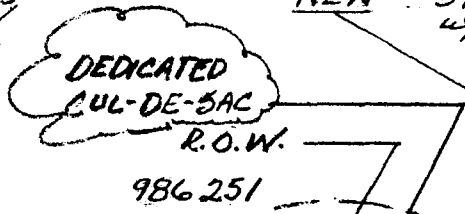
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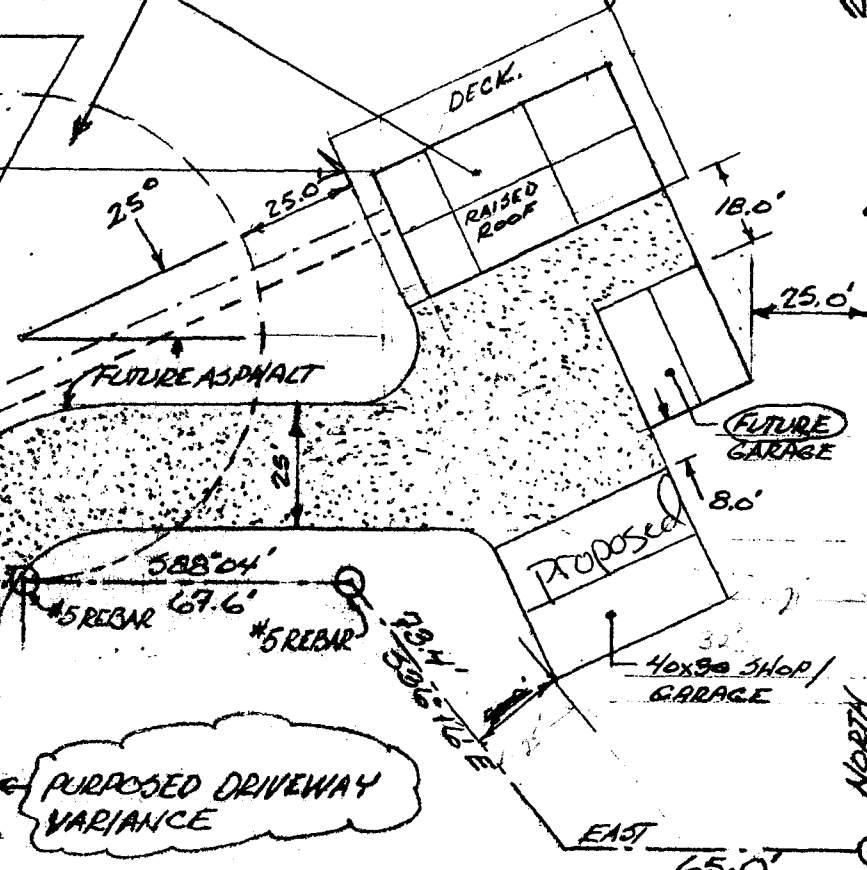
SCALE 1:40
 1" = 40'-0"



NEW 54' x 28' CUSTOM HOME
 w/ WALK-OUT BASEMENT



YUMA COURT BOOK 986 PAGE 251
 EXISTING GRAVEL



274.14'

86'

276.75' 588.04'

GARAGE

(004)

#5 REBAR

142.0'

#5 REBAR

(196)

588.04'

67.6'

#5 REBAR

#5 REBAR

(205)

(206)

#5 REBAR

(005)

EXIST'G 2" WATER

CHEYENNE DRIVE

BRAD & CEZANNE WITSKEN

TAX SCHEDULE No. 2945-244-00-249

SEWER SOUTH OF CHEYENNE DRIVE